

Message Text

UNCLASSIFIED

PAGE 01 PARIS 21416 061917Z
ACTION FBOE-00

INFO OCT-01 EUR-12 ISO-00 A-01 /014 W
-----035324 071240Z /50

R 061908Z JUL 78
FM AMEMBASSY PARIS
TO SECSTATE WASHDC 4402

UNCLAS PARIS 21416

E.O. 11652: N/A
TAGS: ABLD, AFSP, OECD
SUBJECT: LEASE WITH ANNUAL PAYMENT IN EXCESS OF \$25000

1. LEASE NO. S-20-FBO-628 COVERING REPRESENTATIONAL
QUARTERS FOR THE DCM-USOECN WAS CANCELLED EFFECTIVE
SEPTEMBER 30, 1978 AS THE PREMISES ARE NOT LARGE ENOUGH
TO ACCOMMODATE THE FAMILY OF THE NEWLY-ASSIGNED DCM.

2. AFTER EXTENSIVE RESEARCH, THE EMBASSY HAS LOCATED
AN APPROPRIATE APARTMENT OF APPROXIMATELY 305 SQUARE
METERS ON THE THIRD FLOOR OF A BUILDING LOCATED AT 9
RUE LE TASSE, IN THE SELECT 16TH QUARTER OF PARIS. THE
PREMISES CONSIST OF ENTRANCE HALL, DINNING ROOM, DRAWING
ROOM, LIBRARY, 3 BEDROOMS, 2 BATHROOMS, LINEN ROOM,
KITCHEN, PANTRY, 2 MAIDS'ROOMS ON THE 7TH FLOOR AND A
DOUBLE CELLAR IN BASEMENT.

3. THE CONDITIONS ON A YEARLY BASIS ARE AS FOLLOWS:
RENTAL FRS 120.000 (\$26,966) SUBJECT TO REVISION EACH
YEAR ON BASIS OF LEGAL INDEX; BUILDING OPERATING EX-
PENSES (INCLUDING HEATING, AND HOT AND COLD WATER, IN
THE LEASED PREMISES) ESTIMATED FRS 26.500 (\$5,825);
COST OF UTILITIES UNKNOWN BUT TENTATIVELY ESTIMATED AT
\$1,200.

4. PERIOD OF LEASE WOULD BE 3 YEARS AS OF OCTOBER 1,
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1978 WITH ONE RENEWAL OPTION OF 3 YEARS AND 90-DAY
DIPLOMATIC ESCAPE CLAUSE.

5. IN ADDITION TO THE AMOUNTS SPECIFIED IN 3 ABOVE, A
LUMP SUM OF FRS 11,340 (\$2,550) IS PAYABLE TO THE REAL
ESTATE AGENT UPON EXECUTION OF THE LEASE. THERE IS,
UNFORTUNATELY, NO WAY TO AVOID THIS CHARGE OR TO HAVE

IT BORNE BY THE LESSOR AND, AS THE DEPARTMENT IS AWARE,
THE FEE IS CALCULATED IN ACCORDANCE WITH A SCALE FIXED
BY THE HOST GOVERNMENT.

6. POST HOPES TO BE ABLE TO ELIMINATE REQUIREMENT FOR
USUAL SECURITY DEPOSIT REPRESENTING TWO MONTHS RENTAL
IF FORMAL COMMITMENT IS INCLUDED TO REPAIR ANY DAMAGE
CONSIDERED TENANT'S LIABILITY.

7. LEASE WOULD OTHERWISE CONFORM TO FAM MODEL AS
ADAPTED BY EMBASSY TO MEET LOCAL CONDITIONS.

8. AUTHORITY TO PROCEED WITH EXECUTION OF LEASE
IS HEREBY REQUESTED.
HARTMAN

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NNN

Message Attributes

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